

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LEROY M. MERRITT, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the interpretation that a beauty salon (size under 300 sq. ft.) is an ancillary and/or incidental use in combination with a racquetball court and health spa complex in an M.L.R. Zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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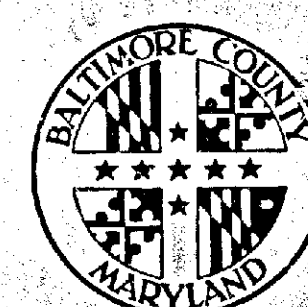
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1. The unisex hair salon shall not occupy more than 240 square feet, as indicated on the site plan submitted with this Petition.
2. An exterior advertising sign shall not be permitted; the existing sign must be removed.
3. There shall be no more than two employees, one of whom shall be the lessee, and no more than three chairs.
4. All customers shall be members of the sports complex.
5. At such time as the current operator ceases to operate the salon, the new lessee shall be required to file for a public hearing to determine whether or not the use shall be permitted to continue as an ancillary and/or incidental use to the special exception originally granted (Case No. 77-41-X).
6. A site plan shall be approved by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

S. Eric Di Nenna, Esquire
Suite 205 Alex. Brown Building
Towson, Maryland 21204

RE: Item No. 208
Petitioner - Leroy M. Merritt
Special Hearing Petition

Dear Mr. Di Nenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This hearing originates as a result of the existence of a beauty salon in the Towson Racquet Club, which is located off of Mylander Lane in the 9th Election District. In order to determine whether the beauty salon should be permitted as an accessory or incidental use to the racquet club, this hearing is being required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Frank S. Lee
1277 Neighbors Ave.
Baltimore, Md. 21237

ORDER RECEIVED FOR FILING

DATE July 31, 1980

BY John M. H. Jung

(over)



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 20, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #208 (1979-1980)
Property Owner: Leroy M. Merritt
298.86' M/W Joppa Rd. & Danway Rd.
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing to approve the interpretation that a beauty salon is an ancillary and/or incidental use in combination with a racquetball court and health spa complex in a M.L.R. zone. Acres: 240 sq. ft. District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Comments were supplied in connection with the Zoning Advisory Committee review of the overall site for Item 172 (1974-1975), Item 3 (1976-1977) and Item 16, Zoning Cycle I (April-October 1977).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 208 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
Ellsworth N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FW:iss

cc: R. Morton

N-W Key Sheet
36 & 37 NE 8 & 9 Pos. Sheets
NE 9 & 10 B & C Topo Sheets
70 Tax Map

Attachments

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. - CHIEF

April 2, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #172 (1974-1975)
Property Owner: William H. Callahan III
8763 of Mylander Lane, 66.13' N. of Joppa Rd.
Existing Zoning: M.L.R.
Proposed Zoning: Variance from Sec. 250.1 to permit a distance of 60' from a residential zone boundary in lieu of the required 100' distance & 250.3 to permit a rear yard setback of 30' in lieu of the required 40' setback.
No. of Acres: 9.935 District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Formal comments were supplied Mr. Leroy Merritt, August 26, 1974, by the Bureau of Public Services in connection with the preliminary plan "Joppa Road Warehousing" and as supplemented December 12, 1974, January 15, January 29, and March 6, 1975. These comments are referred to for your consideration.

Baltimore County utilities and utility easements traverse this property.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County utility easements and rights-of-way.

During the course of grading or construction on this site protection must be afforded by the contractor to protect the existing sanitary sewers and storm drains and prevent any damage thereto. Any damage sustained would be the full responsibility of the Petitioner. It is the responsibility of the Petitioner to initiate such action as may be necessary to abandon, increase, relocate, etc. such utilities and/or utility easements.

Very truly yours,
Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FW:iss
cc: G. Sider (File in Joppa Rd. Warehousing)
R. Covahay

N-W Key Sheet
36 & 37 NE 8 & 9 Pos. Shts.
NE 9 & 10 B & C Topo
70 Tax Map

August 4, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #3 (1976-1977)
Property Owner: Leroy M. Merritt
126' M. Joppa Rd. Opposite Danway Rd.
Existing Zoning: M.L.R.
Proposed Zoning: Special Exception for community building.
Acres: 0.646 District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist or are as secured by Public Works Agreement #27502 executed in connection with the development of "Joppa Road Warehousing".

Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #172 (1974-1975).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #3 (1976-1977).

Very truly yours,
Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

April 29, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #16 (Cycle I April-October 1977)
Property Owner: Leroy Merritt
W/S of Joppa Rd. 71.50' W. of Danwood Rd.
Existing Zoning: B.R. 5.5
Proposed Zoning: B.L.
District: 9th No. of Acres: 0.524

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied in connection with the Zoning Advisory Committee review of this site for Item #3 (1976-1977). Those comments are referred to for your consideration.

Very truly yours,
Donald W. Tucker, P.E.
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

cc: R. Covahay (Joppa Rd. Warehousing - Project 4050)

N-W Key Sheet
36 & 37 NE 8 & 9 Pos. Sheets
NE 10 C Topo
70 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that:

1. The subject property is zoned M.L.R. and consists of 240 square feet within a community building permitted by special exception Case No. 77-41-X.
2. Testimony by Gayle N. Harris, lessee and operator of the existing salon, indicated:
 - a. The primary use of the building is for racquetball; an exercise area, the lounge, which has a liquor license, the sports medicine area, which has a therapist and has bandages available for purchase, and the pro shop are incidental to the primary use.
 - b. The unisex hair salon is located at the far end of the second floor of the building away from the entrance and parking lot.
 - c. One small unilluminated outside sign is the only means of advertising other than by word of mouth.
 - d. There are three chairs and one employee in addition to the operator.
 - e. The hours of operation are from 9:00 a.m. to 5:00 p.m., Tuesday, Friday, and Saturday, and from 9:00 a.m. to 8:00 p.m., Wednesday and Thursday.
 - f. Ninety percent of the customers are members of the Towson Racquet Club or the Nautilus program; the remaining ten percent are relatives, long-time customers, or persons from the remaining portion of the M.L.R. complex in which the salon is located.
3. Testimony further indicated that:
 - a. This service is needed by customers who must go to work immediately following their use of the facilities.
 - b. Similar clubs in other cities include unisex hair salons.

A unisex hair salon, ancillary to the primary use, as in the instant case, will not adversely affect the health, safety, and general welfare of the community and will be within the spirit and intent of the Baltimore County Zoning Regulations.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 31st day of October, 1980, that, in the instant case, the unisex hair salon is ancillary and/or incidental to the existing community building and, as such, should be GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEARANT
DIRECTOR

June 3, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #208, Zoning Advisory Committee Meeting, April 22, 1980, are as follows:

Property Owner: Leroy M. Merritt
Location: 298.88' NW Joppa Road and Danway Road
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing to approve the interpretation that a beauty salon is an ancillary and/or incidental use in combination with a racquetball court and health spa complex in an M.L.R. zone
Acres: 240 sq. ft.
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 8, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment on Items 204, 207, and 208 of the Zoning Advisory Committee Meeting of April 22, 1980.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

May 13, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #208, Zoning Advisory Committee Meeting of April 22, 1980, are as follows:

Property Owner: Leroy M. Merritt
Location: 298.88' NW Joppa Rd. & Danway Rd.
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing to approve the interpretation that a beauty salon is an ancillary and/or incidental use in combination with a racquetball court and health spa complex in an M.L.R. zone.
Acres: 240 sq. ft.
District: 9th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

ORDER RECEIVED FOR FILING

DATE 10/31/80
FILED 10/31/80
CLERK OF DISTRICT COURT



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7030

PAUL H. REINCKE
CHIEF

May 15, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Leroy M. Merritt

Location: 298.88' NW Joppa Road & Danway Road

Item No: 208 Zoning Agenda: Meeting of April 22, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #203 Zoning Advisory Committee Meeting, April 22, 1980, are as follows:

Property Owner: Leroy M. Merritt
Location: 298.88' NW Joppa Road & Danway Road
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing to approve the interpretation that a beauty salon is an ancillary and/or incidental use in combination with a racquetball court and health spa complex in an M.L.R. zone.
Acres: 240 sq. ft.
District: 9th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Building and Code, and other applicable Codes.
- B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 4" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 5.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- I. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- II. Comment: Beauty Salons and Barber Shops are classified as Business Use Group A-3 Section 203.1. A building may have mixed uses if it complies with Section 203.1.9 and other applicable code requirements relating to fire safety, structural and ventilation of the occupants, compliance to the Baltimore County Building Code and the Baltimore County Zoning and Ordinance Code. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burdette, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 17, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 22, 1980

RE: Item No: 204, 205, 206, 207, 208, 209
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Beginning 298.88' NW of Joppa Rd., : OF BALTIMORE COUNTY
and Danway Rd., 9th District :
LEROY M. MERRITT, Petitioner : Case No. 81-12-5PH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1980, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, Suite 205 Alex. Brown Building, Towson, Maryland 21204; and Gayle N. Harris, 5 Carriage Lamp Court, Baltimore, Maryland 21234, Contract Lessee.

John W. Hession, III
John W. Hession, III

S. Eric DiNenna
Attorney at Law
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
301 - 825-1630

July 10, 1980

The Honorable Jean M. H. Jung,
Deputy Zoning Commissioner for
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 81-12-SPH
Petition for Special Hearing
Beg. 298.88' NW Joppa Rd. & Danway Rd.
Ninth District
Petitioner - Leroy M. Merritt
My File No. 80-25

Dear Mrs. Jung:

Upon my return to my office following the hearing before you on the captioned matter this date, I found in my mail the 7/1/80 comment of Mr. John D. Seyffert, the Planning Director, concerning our Request.

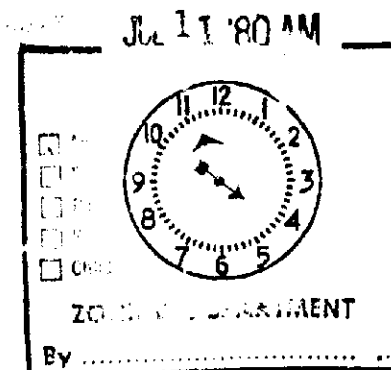
As I stated to you at the hearing, I must reiterate that, within the discretion of the Deputy Zoning Commissioner and as a result of the facts presented to you at a hearing, and the unique situation surrounding this Request, you can, by interpretation, find that the small incidental use of a beauty salon (unisex shop) can be located within the confines of a use such as a racquetball club and Nautilus Health Spa. Mr. Seyffert's comment is basically correct, except the legislation did not foresee our use in conjunction with much larger uses within the confines of the same building.

As you stated at the hearing, you might visit the subject location and I would strongly urge that you do so as I feel you will find the use very minor in comparison with the rest of the complex.

Again, thank you for your kind attention and considerations and if you have any questions relative to this matter, please do not hesitate to call me.

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA

SED:cm
cc: Ms. Gayle N. Harris



S. Eric DiNenna
Attorney at Law
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
301 - 825-1630

April 8, 1980

The Honorable William E. Hammond,
Zoning Commissioner for
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Petitioner: Gayle N. Harris
Property Location -
8757 Mylander Lane
9th Election District
My File No. 80-25

Dear Commissioner Hammond:

Please be advised that on behalf of my client, Gayle N. Harris, I filed a Petition for Special Hearing this date with your Offices.

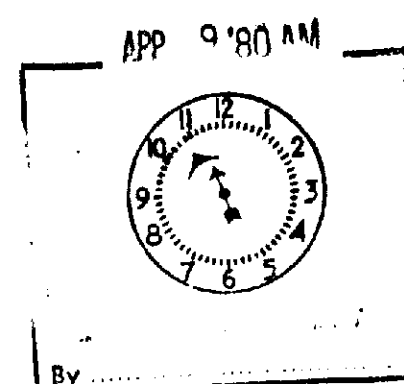
It is my understanding from my client that the Zoning Certificate that you issued will continue to be in effect until such time as this Petition is finally determined.

If there are any questions or problems concerning the foregoing, please do not hesitate to contact me. Thank you.

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA

SED:cm

cc: Ms. Gayle N. Harris



S. Eric DiNenna
Attorney at Law
Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204
301 - 825-1630

April 1, 1980

The Honorable William E. Hammond,
Zoning Commissioner for Baltimore
County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Cosmetology Establishment -
8757 Mylander Lane
Gayle N. Harris
My File No. 80-25

Dear Commissioner Hammond:

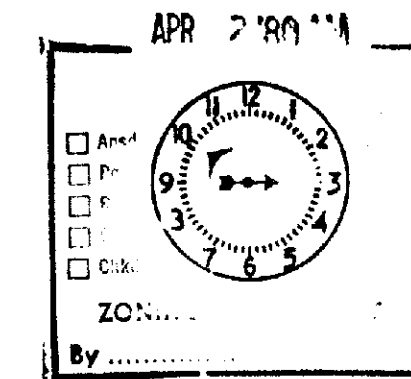
This is to confirm my conversation with your Office this date, advising that I represent Gayle Harris with respect to the above-captioned matter. I will be filing a Petition within the next several days concerning my client's case.

Thank you in advance for your kind attention.

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA

SED:fzt

cc: Ms. Gayle N. Harris



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
454-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 31, 1980

S. Eric DiNenna, Esquire
Suite 205
Alex. Brown Building
Towson, Maryland 21204

RE: Petition for Special Hearing
Beginning 298.88' NW of Joppa Rd. &
Danway Rd. - 9th Election District
Leroy M. Merritt - Petitioner
NO. 81-12-SPH (Item No. 208)

Dear Mr. DiNenna:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION FOR SPECIAL HEARING

9th District

ZONING: Petition for Special Hearing for an interpretation
LOCATION: Beginning 298.88 feet Northwest of Joppa Road and Danway Road
DATE & TIME: Thursday, July 10, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the interpretation that a beauty salon (size under 300 sq. ft.) is an ancillary and/or incidental use in combination with a racquetball court and health spa complex in an M.L.R. Zone

All that parcel of land in the Ninth District of Baltimore County

Being the property of Leroy M. Merritt, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 10, 1980 at 10:15 A.M.
Public Hearings: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Phone: 647-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

March 14, 1980

Beauty Shop
Part of Joppa Road Warehousing
9th District Baltimore County, Maryland

Beginning for the same at the distance of North 53 degrees 51 minutes 23 seconds West 298.88 feet from the center line intersection of Joppa Road and Danway Road, thence running for lines of division as follows:- North 8 degrees 48 minutes 36 seconds West 8 feet, North 81 degrees 11 minutes 24 seconds East 30 feet, South 8 degrees 48 minutes 36 seconds East 3 feet and South 81 degrees 11 minutes 24 seconds West 30 feet to the place of beginning.

Containing 240 square feet.

Parking Area

Beginning for the same at the distance of North 1 degree 18 minutes 51 seconds East 199.22 feet from the center line intersection of Joppa Road and Danway Road, thence running North 5 degrees 48 minutes 36 seconds West 18 feet, North 81 degrees 11 minutes 24 seconds East 20 feet, South 8 degrees 48 minutes 36 seconds East 18 feet and South 81 degrees 11 minutes 24 seconds West 20 feet to the place of beginning.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W.E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
Office of Planning and Zoning
FROM: Petition No. 81-12-SPH
SUBJECT:

Date: July 1, 1980

Petition for Special Hearing
Beginning 298.88 feet Northwest of Joppa Road and Danway Road
Petitioner- Leroy M. Merritt

Ninth District

HEARING: Thursday, July 10, 1980 (10:15 A.M.)

This office is of the opinion that it was not the intent of the M.L.R. zone to provide for such uses as a beauty salon.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:vg

June 11, 1980

S. Eric DiNenna, Esquire
Suite 205 Alex Brown Bldg.
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing - Beg. 298.88' NW of Joppa Road and Danway Road - Leroy M. Merritt - Case No. 81-12-SPH

TIME: 10:15 A.M.

DATE: Thursday, July 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Gayle N. Harris
5 Carriage Lane Court
Baltimore, Maryland 21234



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 25, 1980

S. Eric DiNenna, Esquire
Suite 205 - Alex Brown Building
Towson, Maryland 21204

RE: Petition for Special Hearing
Beg. 298.88' NW Joppa Rd & Danway Rd
Leroy M. Merritt
Case No. 81-12-SPH

Dear Mr. DiNenna:

This is to advise you that \$53.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9 day of April, 1980

Filing Fee \$ 25 Received: ☒ Check
☐ Cash
☐ Other

#208

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner *Merritt* Submitted by *S. DiNenna*
Petitioner's Attorney *S. DiNenna* Reviewed by *WEH*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WEH</i>					Revised Plans: Change in outline or description <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Previous case: <i>75-249-A</i>					Map # _____					

PETITION FOR SPECIAL HEARING
9th DISTRICT

ZONING: Petition for Special Hearing for an interpretation.
LOCATION: Beginning 298.88 feet Northwest of Joppa Road and Danway Road.
DATE & TIME: Thursday, July 10, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the interpretation that a beauty salon (size under 300 sq. ft.) is an ancillary and/or incidental use in combination with a racquetball court and health spa complex in an M.L.R. Zone.

All that parcel of land in the Ninth District of Baltimore County Beginning for the same at the distance of North 58 degrees 11 minutes 23 seconds West 268.88 feet from the center line intersection of Joppa Road and Danway Road, thence running for lines of division as follows:
North 8 degrees 48 minutes 36 seconds West 8 feet, North 81 degrees 11 minutes 24 seconds East 30 feet, South 8 degrees 48 minutes 36 seconds East 8 feet and South 81 degrees 11 minutes 24 seconds West 30 feet to the place of beginning.
Containing 240 square feet.
Being the property of Leroy M. Merritt, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, July 10, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 12

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on one time~~ before the 10th day of July, 1980, the first publication appearing on the 12th day of June 1980

THE JEFFERSONIAN,

L. Frank Struthers
Manager.

Cost of Advertisement, \$ _____

PETITION FOR SPECIAL HEARING
9th District

Zoning: Petition for Special Hearing for an interpretation.
Location: Beginning 298.88 feet Northwest of Joppa Road and Danway Road.
Date & Time: Thursday, July 10, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the interpretation that a beauty salon (size under 300 sq. ft.) is an ancillary and/or incidental use in combination with a racquetball court and health spa complex in an M.L.R. Zone.

All that parcel of land in the Ninth District of Baltimore County Beginning for the same at the distance of North 53° 51' minutes 23 seconds West 298.88 feet from the center line intersection of Joppa Road and Danway Road, thence running for lines of division as follows:
North 8° 48' minutes 36 seconds West 8 feet, North 81° 11' minutes 24 seconds East 30 feet, South 8° 48' minutes 36 seconds East 8 feet and South 81° 11' minutes 24 seconds West 30 feet to the place of beginning.
Containing 240 square feet.
Being the property of Leroy M. Merritt, as shown on plat plan filed with the Zoning Department.
Hearing Date: THURSDAY, JULY 10, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

The Essex Times

Essex, Md., June 19, 1980

This is to Certify, That the annexed

Merritt
DiNenna

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of June, 1980
April W. Pitts Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 6/11/80
Posted for: Petition for Special Hearing
Petitioner: Leroy M. Merritt
Location of property: Beg. 298.88' NW of Joppa Rd & Danway Rd.
Location of Signs: Owner of Mylander & Joppa Rd; @ NW side of Joppa Rd opposite Danway Rd.
Remarks: _____
Posted by: *Dean Coleman* Date of return: 6/27/80
Number of Signs: 2

No. 089678

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE August 6, 1980 ACCOUNT 01-662

AMOUNT \$53.00

RECEIVED FROM: S. Eric DiNenna, Esquire

FOR: Adv. & Posting for Case No. 81-12-SPH

3205303 7 53004

VALIDATION OR SIGNATURE OF CASHIER

No. 088876

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 12, 1980 ACCOUNT 01-662

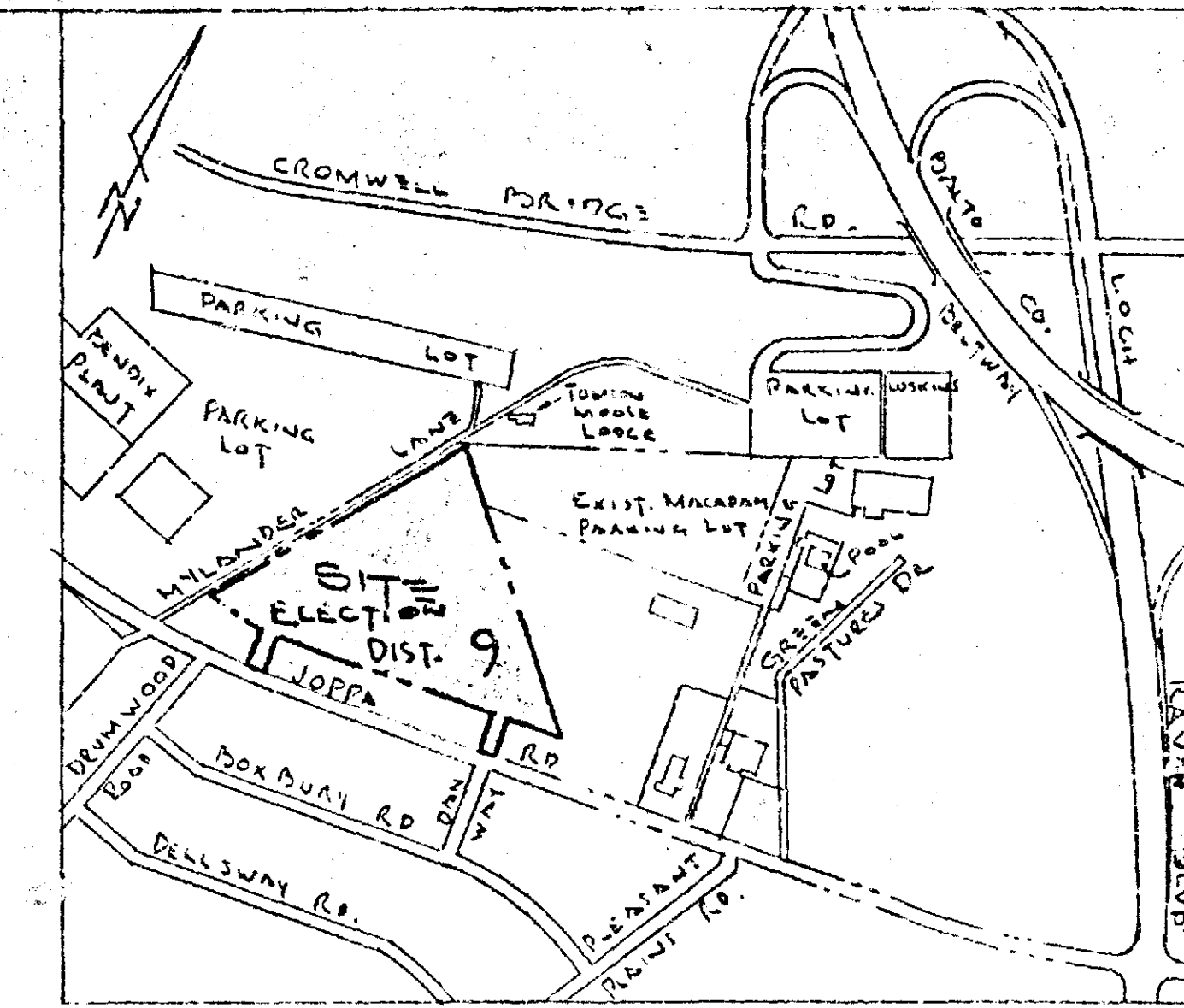
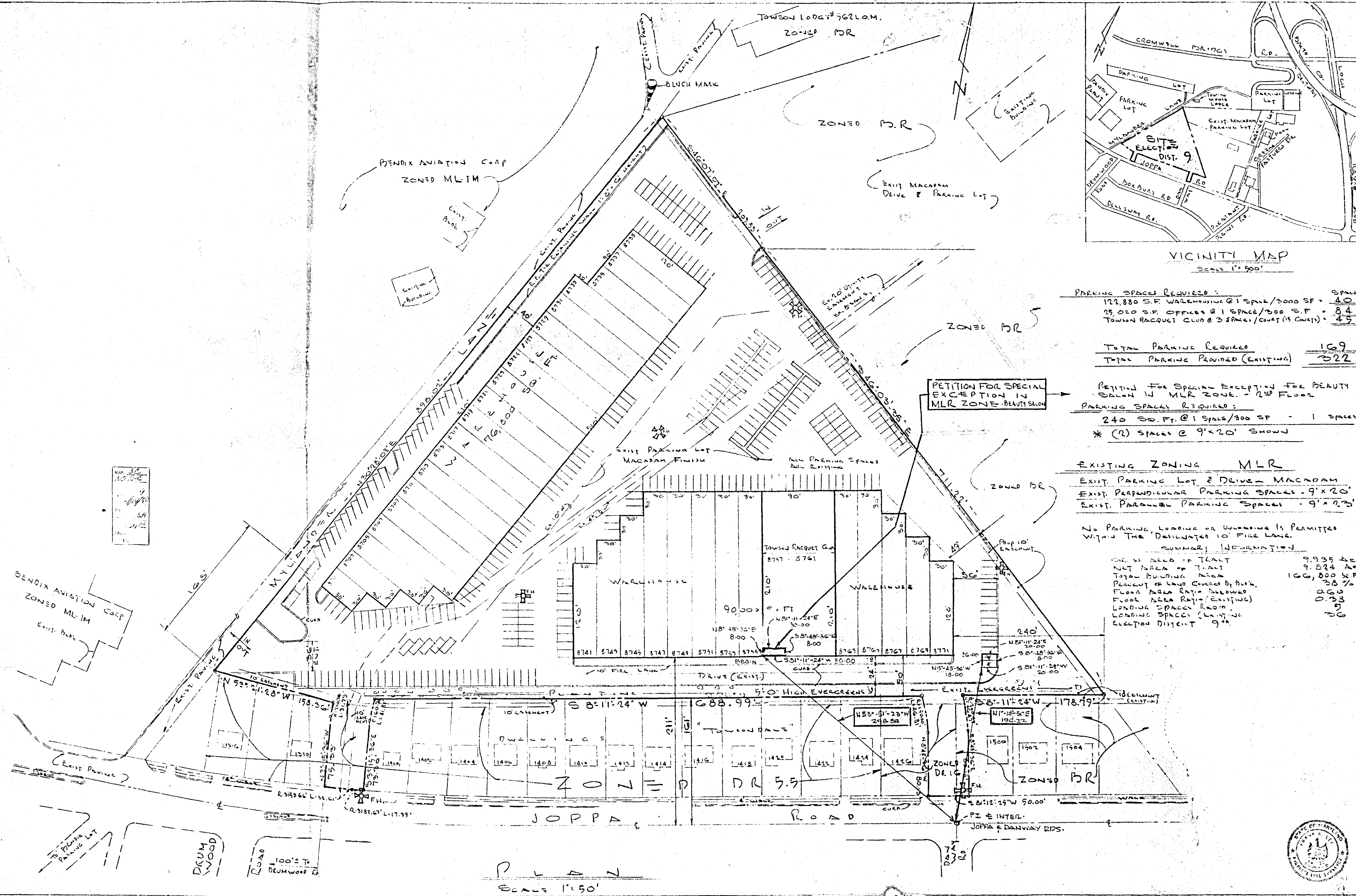
AMOUNT \$25.00

RECEIVED FROM: B.L. Jernigan

FOR: Filing Fee for Case No. 81-2-SPH

3205303 12 25004

VALIDATION OR SIGNATURE OF CASHIER



VICINITY MAP
SCALE 1" = 500'

PARKING SPACES REQUIRED:

122,880 S.F. WAREHOUSE @ 1 SPACE/3000 S.F.	40
25,020 S.F. OFFICES @ 1 SPACE/300 S.F.	84
TOWNHOUSE CLUB @ 3 SPACES/CONDT (15 CONDTS)	45
TOTAL PARKING REQUIRED	169
TOTAL PARKING PROVIDED (EXISTING)	322

PETITION FOR SPECIAL EXCEPTION IN MLR ZONE - BEAUTY SALON

PARKING SPACES REQUIRED:

240 SQ. FT. @ 1 SPACE/300 S.F.	1 SPACE
* (2) SPACES @ 9'x20' SHOWN	

EXISTING ZONING MLR
EXIST. PARKING LOT & DRIVE - MACADAM
EXIST. PERPENDICULAR PARKING SPACES - 9'x20'
EXIST. PARALLEL PARKING SPACES - 9'x20'

NO PARKING, LOADING OR UNLOADING IS PERMITTED WITHIN THE DESIGNATED 10' FIRE LANE.

SUMMARY INFORMATION

GROSS AREA OF TRACT	9.935 AC.
NET AREA OF TRACT	9.824 AC.
TOTAL BUILDING AREA	106,800 S.F.
PERCENT OF LAND COVERED BY BUIL.	38 %
FLOOR AREA RATIO (ALLOWED)	0.60
FLOOR AREA RATIO (EXISTING)	0.33
LOADING SPACES (EXISTING)	26
ELECTION DISTRICT	9th

